



~~July 18, 2006 CPC~~  
August 23, 2006 BS

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0298

Chester United Methodist Church

Bermuda Magisterial District  
West line of Percival Street

REQUEST: Conditional Use Planned Development to permit an exception to the number of required parking spaces.

PROPOSED LAND USE:

An expansion of the existing church is planned. A thirty-two (32) parking space exception to the requirement to provide 117 spaces for a 468-seat facility is requested.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL.

STAFF RECOMMENDATION

Recommend denial for the following reasons:

- A. The requested parking exception does not ensure provision of an adequate number of parking spaces.
- B. Alternatives exist for the provision of off-site parking.

## GENERAL INFORMATION

### Location:

West line of Percival Street, south line of School Street and the north line of Dodomeade Street and located at the intersection of these roads. Tax IDs 789-653-4492 and 789-654-5307.

### Existing Zoning:

R-7

### Size:

1.9 acres

### Existing Land Use:

Public/semi-public (Church)

### Adjacent Zoning and Land Use:

North, East, South and West – R-7; Single family residential, public/semi-public (church) or vacant

## UTILITIES; ENVIRONMENTAL; AND PUBLIC FACILITIES

This request will have no impact on these facilities.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Chester Plan which suggests the property is appropriate for residential use of 2.5 dwellings per acre or less.

### Area Development Trends:

The area is characterized by residential and public/semi-public (church) uses.

### Parking:

Currently, a church containing 300 seats is located on the property. Additions are proposed for a balcony, containing 120 seats, and a choir area, containing forty-eight (48) seats for a total of 468 seats. This expansion will result in a loss of existing parking spaces. After new

spaces are added, a total of eight-five (85) spaces will be provided for this facility as noted on the attached plan.

The Ordinance requires the provision of one (1) parking space for every four (4) seats for a church use. With this proposed expansion, a minimum of 117 parking spaces would be required. Where parking spaces cannot be accommodated on-site the Ordinance permits the location of parking facilities on a parcel other than the building to be served provided such parcel is zoned for the use to be served and that a lease is recorded with the County for this use. The applicant owns four (4) parcels of land at the northeast quadrant of Percival and Dodomeade Streets that are properly zoned and could be upgraded to accommodate additional parking with substantial drainage improvements, according to the Environmental Engineering Department (reference attached map). The applicant has provided no information that would demonstrate an inability to provide additional parking using this method.

### CONCLUSION

The requested parking exception does not ensure provision of an adequate number of parking spaces. Further, alternative methods exist for providing off-site parking.

Given these considerations, denial of this request is recommended.

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### CASE HISTORY

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#### Planning Commission Meeting (7/18/06):

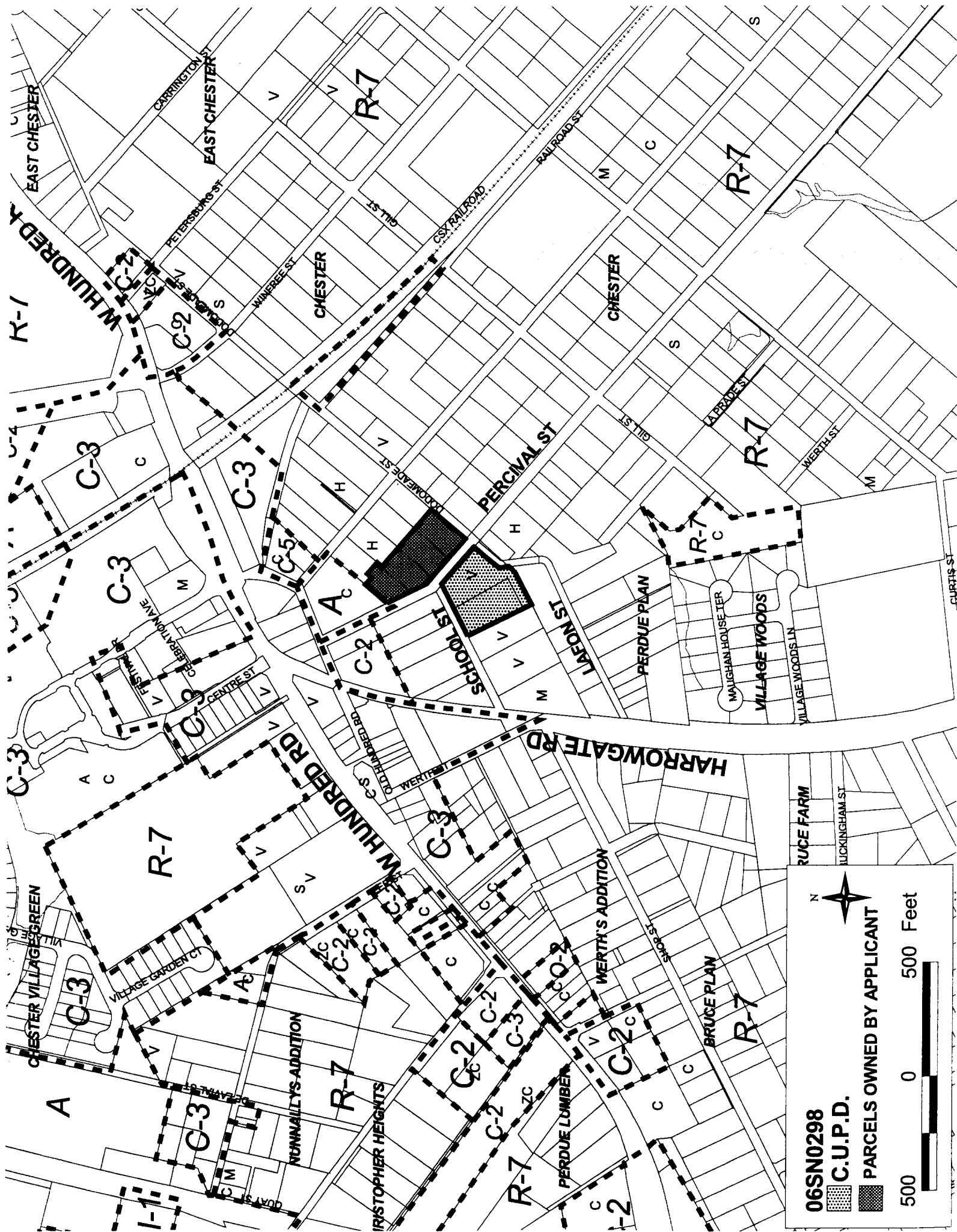
The applicant did not accept the recommendation, but did accept the Planning Commission's recommendation. There was not opposition present.

On motion of Mr. Wilson, seconded by Mr. Bass, the Commission recommended approval.


AYES: Unanimous.


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The Board of Supervisors, on Wednesday, August 23, 2006, beginning at 7:00 p.m., will take under consideration this request.




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 C.U.P.D.

 PARCELS OWNED BY APPLICANT

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500 0 500 Feet

